



# SCOTCHES FARM

— HURSTPIERPOINT, SUSSEX —



There is something particularly compelling about a house that feels entirely of the countryside, yet remains connected to the everyday rhythms of village life. Scotches Farm achieves precisely that. Set within approximately 3.5 acres on the edge of Hurstpierpoint, this handsome Georgian house is surrounded by gardens, meadow, mature trees and water, with long views travelling south towards the Downs. And yet, remarkably, Hurst College and everyday shopping are within walking distance, while the village High Street, Hassocks and Burgess Hill stations and the A23 are all readily accessible.

The house dates from around 1750, with later Victorian additions, and extends to approximately 3,643 sq ft. Its architecture has the calm proportions of the Georgian period: tall sash windows, generous rooms and a wonderfully straightforward relationship with the garden. Over time, the house has evolved into something more relaxed and informal, with a glazed orangery, a large family kitchen and a series of interconnected reception rooms that make it particularly well suited to family life.



# Welcome Home



Scotches Farm sits behind mature planting, its pale elevations and tall chimneys emerging gradually through the garden. The approach has an almost hidden quality, with the house revealing itself within a landscape of established trees, lawns and old boundary planting. The position is perhaps its defining feature. Looking away from the house, the ground falls towards open farmland before rising again towards the South Downs. The view is broad rather than framed: fields, hedgerows and treetops stretching away into the distance. It gives the house a genuine sense of rural seclusion, despite being so close to the village.





## Character & Comfort



The entrance hall establishes the character of the house immediately. Limestone runs underfoot and the pale, simple palette allows the architecture to come forward. Rooms radiate from here in a plan that is generous without feeling overly formal. The principal sitting room is particularly impressive, extending to over 24 feet in length. Large sash windows with internal shutters bring in light from the garden, while a substantial fireplace provides a visual anchor. It is an elegant room, but not a precious one; there is ample space for several seating areas, books, art and the accumulation of family life.



A second reception room sits alongside, creating useful separation between the more formal and informal parts of the house. The adjoining music room offers further flexibility and could work equally well as a library, study or quieter sitting room.

Across the rear is an impressively proportioned Orangery. It projects into the garden and changes character throughout the day as the light moves around it.

In summer, doors can be opened directly to the lawns; in winter, it becomes a sheltered place from which to watch the garden and landscape beyond. It also provides a natural connection between the principal reception rooms and the outside.





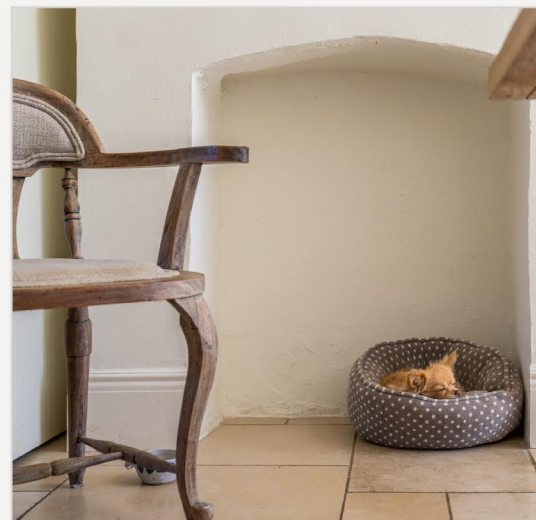
The kitchen and dining room occupies the opposite end of the house and feels appropriately generous for a house of this scale. Painted cabinetry is arranged beneath dark stone worktops, with a deep butler sink and a richly coloured Aga at its centre. Limestone flooring continues through the room, while large windows and glazed doors bring the garden firmly into view.

There is room here for a substantial dining table, making this very much the everyday heart of the house: breakfast before school, doors open onto the garden in summer, friends arriving through the side entrance, children coming and going. A utility room and cloakroom sit conveniently alongside.

The plan works particularly well because it provides several different places to gather. A family can occupy the kitchen while others retreat to the sitting room; the orangery can become an entertaining space in its own right; the smaller reception rooms offer quiet places to work, read or play music. It is a house capable of absorbing a busy household without ever feeling crowded.



## Effortless Entertaining



# And so to Bed

Five bedrooms are arranged across the first floor, connected by a broad landing where a large sash window draws the landscape into the house.

The principal bedroom is unusually generous, extending to almost 26 feet in length. Tall windows, timber floors and a restrained decorative scheme give it an airy quality, with ample room for seating as well as a bed.

The remaining bedrooms are all proper rooms rather than afterthoughts, with pleasing proportions and outlooks across the gardens or surrounding countryside. This makes the arrangement especially practical for a family, but equally useful for guests or those wanting dedicated work-from-home space.



Two bathrooms serve the first floor. Both continue the more traditional character of the house, with freestanding baths, simple sanitaryware and natural stone, while one introduces a more contemporary walk-in shower.





[The grounds are integral to the experience of Scotches Farm. Approximately 3.5 acres surround the house, creating a private landscape rather than simply a garden. Close to the house are broad lawns and areas for outdoor dining; beyond, the planting becomes looser and the outlook increasingly rural.

A series of ponds brings another dimension to the garden, attracting wildlife and creating a natural transition towards the more informal parts of the grounds. Mature trees punctuate the lawns and frame glimpses towards the Downs.

The swimming pool sits in its own part of the garden, edged in pale stone and accompanied by a pool house. It feels pleasingly removed from the principal entertaining areas, becoming somewhere to disappear to on warm summer days rather than dominating the outlook from the house.

For children, the grounds offer the sort of freedom that is increasingly difficult to find so close to a village: lawns for games, ponds and wildlife to explore, space for tents, dogs and bicycles, and open countryside beyond. For adults, there is equal appeal in the quieter corners, the orchard-like planting and the ability to move between formal garden and something altogether wilder.

A separate outbuilding incorporates two stables and a tack room/workshop, providing useful scope for equestrian use, storage, hobbies or ancillary purposes.

# Glorious Grounds







# The Finer Details

Title Number: WSX266243

Tenure: Freehold

Local Authority: Mid Sussex District Council

Council Tax Band: H

Listed: Not Listed

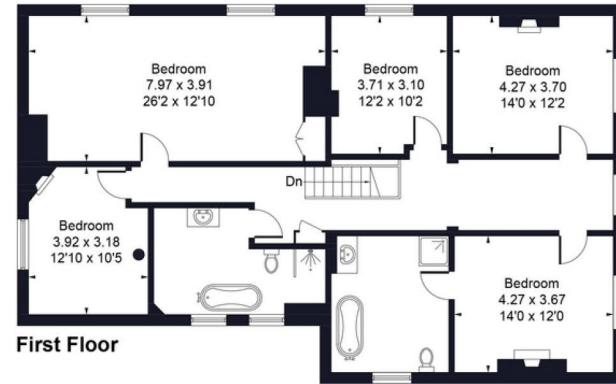
Conservation Area: No

Plot Size: 3.5 acres approx (not verified)

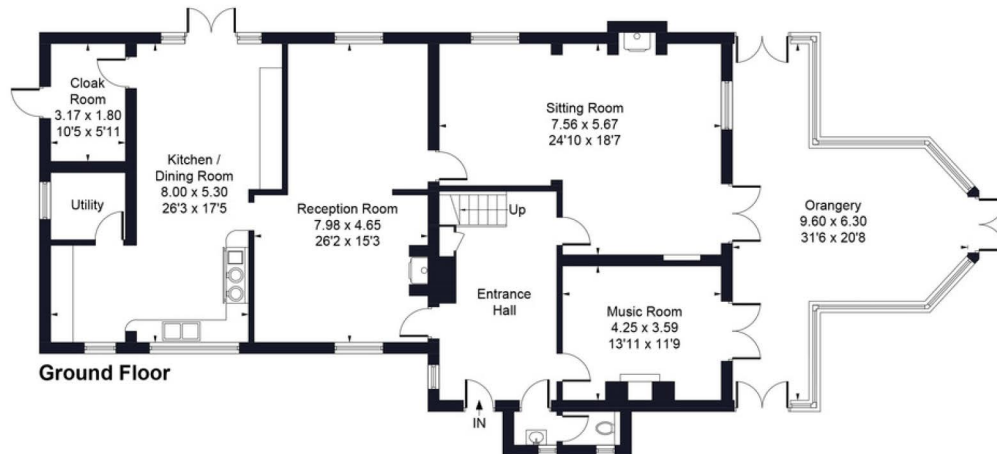
Services: Private shared drainage, mains electricity, mains water, oil heating

We believe this information to be correct and it has been provided in good faith, but we cannot guarantee its accuracy and recommend intending buyer check personally. Any information provided cannot be used as part of an offer and does not form part of any contract.

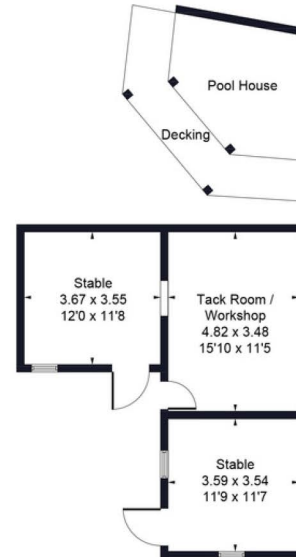
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)  
Outbuildings



Approximate Gross Internal Area = 338.50 sq m / 3643 sq ft  
Outbuildings (Excluding Pool House) = 42.20 sq m / 454 sq ft  
Total = 380.70 sq m / 4097 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
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